116.0	0010	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,000 / 635,000
					USE VALUE:	635,000 / 635,000
					ASSESSED:	635,000 / 635,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROADHURST DAVID T
Owner 2:	BROADHURST DEBORAH J
Owner 3:	
Street 1:	23 HANCOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,967 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Vinyl Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6967.000	194,700		440,300	635,000
Total Card	0.160	194,700		440,300	635,000
Total Parcel	0.160	194,700		440,300	635,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.29 | /Parcel: 387.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75117
GIS Ref	
GIS Ref	
Insp Date	10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0010-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	194,700	0	6,967.	440,300	635,000	635,000	Year End Roll	12/18/2019
2019	101	FV	174,600	0	6,967.	434,000	608,600	608,600	Year End Roll	1/3/2019
2018	101	FV	174,600	0	6,967.	333,400	508,000	508,000	Year End Roll	12/20/2017
2017	101	FV	174,600	0	6,967.	314,500	489,100	489,100	Year End Roll	1/3/2017
2016	101	FV	174,600	0	6,967.	289,300	463,900	463,900	Year End	1/4/2016
2015	101	FV	173,700	0	6,967.	270,500	444,200	444,200	Year End Roll	12/11/2014
2014	101	FV	173,700	0	6,967.	249,100	422,800	422,800	Year End Roll	12/16/2013
2013	101	FV	173,700	0	6,967.	249,100	422,800	422,800		12/13/2012

!9067!

PRINT

Date	Time
12/10/20	23:35:09

LAST REV

Date	Time
10/09/18	10:08:06
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARY JOHN D	27967-591		12/12/1997		218,500	No	No		Y

USER DEFINED

Prior Id # 1:	75117
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	163	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6967		Sq. Ft.	Site		0	70.	0.90	6									440,306						440,300	

Total AC/HA: 0.15994 | Total SF/SM: 6967 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 440,306 | Spl Credit | Total: 440,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	282230
Depreciation:	87491
Depreciated Total:	194739

COMMENTS

BK: 20460 PG: 156.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

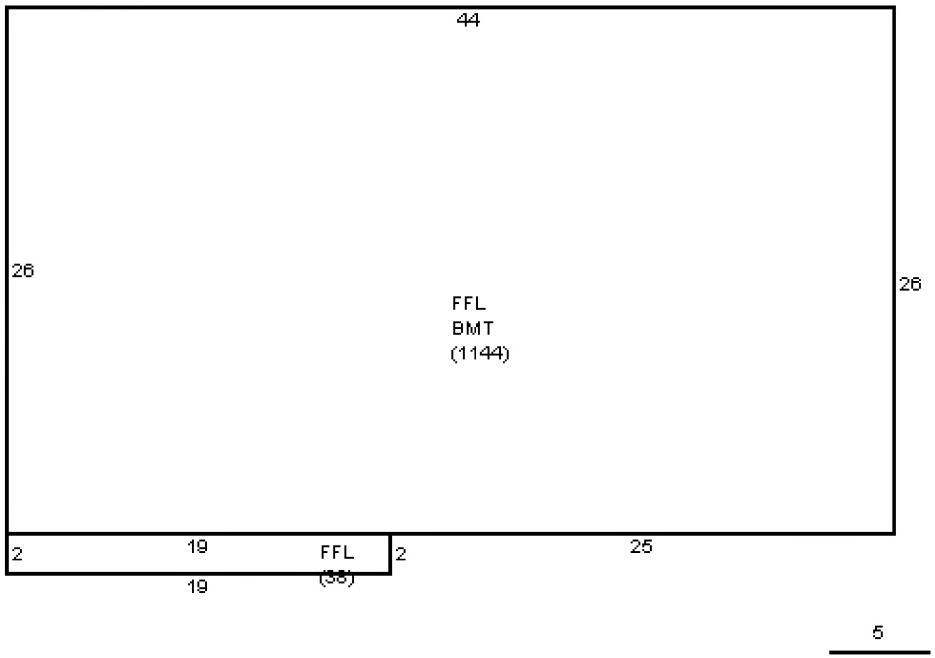
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	83.71
Final Total:	194700	Val/Su SzAd	164.72

SKETCH



SUB AREA

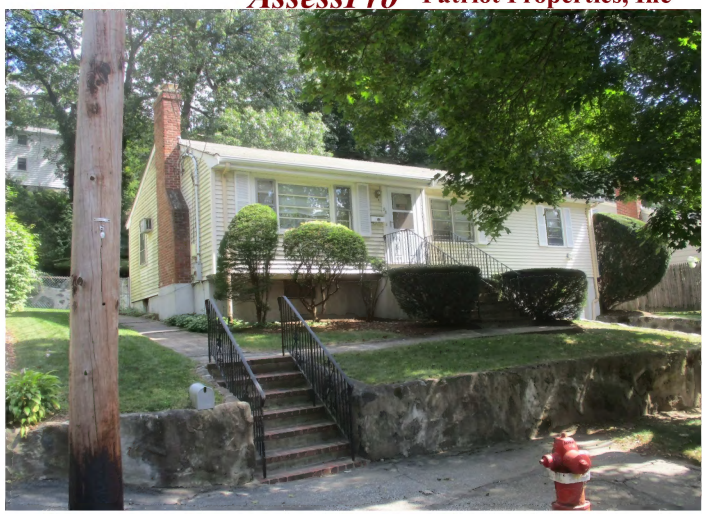
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,182	126.970	150,076
BMT	Basement	1,144	47.990	54,905
	Net Sketched Area:	2,326	Total:	204,981
Size Ad	1182	Gross Are	2326	FinArea 1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0010-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	